This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD - 4

FROM

Kirby Clifton et ux

TO

James Ronald Castleman

For draftsman's use

William G. Traber
107 Donelson Pike
Nashville, TN. 37214

BOOK 5370 PAGE 1

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Ronald Castleman (NAME)	First Federal S & L Assn. (NAME)	72-4
1425 Adree Ave. (STREET ADDRESS OR ROUTE NUMBER)	4th Ave. (STREET ADDRESS)	244
Inglewood, Tenn 37216. (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

F.0288.1.

IDENTIF. REFERENCE

DEC 1 11 08 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

approved

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 28,500.00 X [signature] Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF November 19 78

[signature] Notary Public

MY COMMISSION EXPIRES: 7-18-81

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Twenty Eight Thousand Five Hundred and no/100----- **DOLLARS**

of which $ 3,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed one note in the amount of $25,500.00 payable to Kirby Clifton and wife, Pauline Clifton in 300 equal installments of principal and interest to this shall be added 1/12 of the amount necessary to pay the annual taxes and 1/12 to pay the insurance. Included in this mortgage is an existing 1st mortgage of record in Book 2894, page 271, which is not in addition to the amount set forth herein. Grantor agrees to pay the 1st mortgage out of funds received from the Grantee.

DEC-1 78	CONV	28,500.00		
DEC-1 78	MORT'G	25,500.00		
DEC-1 78	S'TAX		2*	74.10
DEC-1 78	S'TAX		3*	23.50
			5*	.50
			*	4.00 * 102.10

and providing for payment of attorney's fees, and to secure the payment of said note or notes, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed.

Kirby Clifton and wife, Pauline Clifton

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto James Ronald Castleman

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 29 and the northerly 15 feet of Lot No. 30 of Block "E" on the Map of Country Club Estates, as of record in Book 843, page 95, Register's Office for said County.

Said parts of Lots Nos. 29 and 30 front together 65 feet on the northeasterly side of Adree, formerly Mildred Avenue and run back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Kirby Clifton and wife, Pauline Clifton by deed from Paul Wayne Holt and wife, Peggy Anderson Holt as of record in Book 5362, page 117, said Register's Office.

The Grantees herein agree and affirm that this obligation cannot be assumed by subsequent purchaser without written permission of the holder of the note.

This is improved (X) unimproved ( ) property, known as 1425 Adree Ave. Nashville, Tenn. 37216
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said grantees, their heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

AND NOW, for the purpose of better and more effectually securing the payment of said lien notes, and rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said notes, as they mature, as hereinafter provided, and for the consideration of one dollar, to us in hand paid, we, the said grantees herein do hereby transfer and convey unto William G. Traber Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only. We, the said grantees do hereby agree to keep all buildings now on, or to be hereafter erected on said property, insured in some reliable fire insurance company or companies for at least the sum of $ insurable value until the notes herein secured are fully paid, and to have the loss, if any, made payable on the policy or policies to said Trustee for the benefit of the lawful owner and holder of said notes, as his interest may appear. We further agree to keep the improvements on said property in good repair and preservation, and to pay all taxes and assessments thereon, and to pay them when due; and in case we fail to do either, then the said Trustee, or the lawful owner and holder of said notes, or any of them, may do any or all of these things, and charge and treat the sum or sums so expended as part of the indebtedness secured therein, the same to bear interest from the date of such payment. Now, if we, the said grantees, shall pay the notes aforesaid when due, according to their terms, and pay taxes, keep up repairs, and keep said premises insured, as aforesaid, then this trust conveyance shall be of no further force or effect. But if we fail to pay any one of said notes or part thereof, promptly at maturity or if, failing to pay taxes, keep up repairs or keep said premises insured as herein provided; we fail to reimburse the Trustee or lawful owner and holder of said notes for all sums, with interest, so expended by said Trustee, or lawful owner and holder of said notes, within thirty days from date of such payment, this trust conveyance shall remain in full force and effect, and at the option of the lawful owner and holder of said notes, or any of said notes then past due and unpaid, all remaining unpaid notes shall become due and payable at once, without notice, and the said Trustee, or his successor in trust, is hereby authorized and empowered, upon giving twenty days' notice by three publications in any newspaper, daily or weekly, published in Davidson County, Tennessee, to sell said property at the front door of the Court House in said county to the highest bidder for cash, at public outcry, free from the equity of redemption, homestead, dower and all other exemptions of every kind, which are hereby expressly waived; and the said Trustee, or his successor in trust, is authorized and empowered to execute and deliver a deed to the purchaser. The creditor may bid at any sale under this conveyance. We agree that the Trustee, may at any time, after default in the payment of any one of said notes, enter and take possession of said property, and shall only account for the net rents actually received by him. We further agree that in the event the Trustee fails, before selling said property, as herein provided, to enter and take possession thereof, the purchaser shall be entitled to immediate possession thereof upon the delivery to him by the Trustee of a deed for said property. In case of sale hereunder, the proceeds will be applied by the Trustee as follows:

1st. To the payment of all costs, charges, and expenses of executing this conveyance and enforcing said lien as herein provided; also reasonable attorney's fees for advise in the premises, or for instituting or defending any litigation which may arise on account of the execution of this conveyance, or the enforcement of said lien; also the expenses of any such litigation.
2nd. To the payment of all taxes which may be unpaid on said premises.
3rd. To the payment of all unpaid notes herein secured, and any and all sums expended in the protection of said property, as herein authorized.
4th. The residue, if any, will be paid to the grantees herein, their heirs, representatives or assigns.

In case of the death, absence, inability or refusal to act of said Trustee at any time when action under the foregoing power and trusts may be required, the lawful owner and holder of said lien notes, or, if more than one, then of the first-maturing unpaid note, is hereby authorized and empowered to name and appoint a successor to execute this trust by an instrument in writing to be recorded in the Register's Office for Davidson County, Tennessee, and the title herein conveyed to the said Trustee shall be vested in said successor.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said trustee shall execute this trust without being required to give bond, and he shall not be required to file any account or settlement in relation to his trusteeship.

IN WITNESS WHEREOF, we, the said grantors and grantees, have hereunto set our hands this the 28Th day of November 19 78.

Kirby Clifton

Pualine Clifton

James Ronald Castleman

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kirby Clifton and wife, Pualine Clifton, and James Ronald Castleman.

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN. Tennessee, this 28th day of november, 19 78.

Judy Millspaugh, Notary Public.

Commission expires 7-13-81.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

, Notary Public.

Commission expires .

BOOK 5370 PAGE 3

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
McKINNEY and EVERETT
ATTORNEYS AT LAW
Suite One 1303 Gallatin Road, North
Madison, Tennessee 37115

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
E. G. CROWLEY, SR., ET UX (NAME)	E. G. CROWLEY, SR. ET UX (NAME)	011 - Pac 118 (10)
Greer Road (STREET ADDRESS OR ROUTE NUMBER)	Greer Road (STREET ADDRESS)	
Goodlettsville, Tennessee (CITY) (P. O. ZONE) (STATE)	Goodlettsville, Tennessee 37072 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ----------

----------($10.00) *Dollars,*
cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable considerations,

We, ALFRED B. ROLLINS and wife, SANDRA ROLLINS, hereinafter called the GRANTORS,

have this day bargained and sold, and do hereby transfer and convey unto the said E. G. CROWLEY, SR., and wife, MARY ALLYNE CROWLEY, hereinafter called the GRANTEES,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in the 10th Civil District of Davidson County, Tennessee, being Lot No. 1 according to a survey by Dye Surveyors, dated April 6, 1974.

Said lot begins at an iron pin in the center of Greer Road, said pin being located at the northwest corner of said lot; thence South 85° 00' East 1090.0 feet to an existing rock; thence South 10° 06' 36" West 311.0 feet to a point; thence North 85° 00' West 1065.0 feet to a point in the center of Greer Road; thence North 5° 30' East 310.0 feet along the center line of said road to the point of beginning, containing 7.66 acres.

Being a part of the same property conveyed to Tom Rollins and wife, Charlotte Rollins and Alfred B. Rollins and wife, Sandra Rollins, by deed from E. W. Adams and wife, Jessie M. Adams, of record in Book 4249, page 987, Register's Office for Davidson County, Tennessee. The said Tom Rollins and wife, Charlotte Rollins conveyed their interest to Alfred B. Rollins and wife, Sandra Rollins, of record in Book 4832, page 546, as corrected in Book 5239, page 588, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 119,000.00

Subscribed and sworn to before me, this the 29th day of November 19 78

E. G. Crowley SR.
Affiant

My commission expires: May 12, 1980
(Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES

their *(successors),*

heirs and assigns forever. we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

we *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* GRANTEES, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 29th *day of* November, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Alfred B. Rollins

Sandra Rollins

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Alfred B. Rollins and wife, Sandra Rollins

*the within named bargainor*S*, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Madison *Tennessee, this* 29th *day of* November, *19*78

Notary Public

Commission expires May 12, 1980

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* ... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ..... *this* ..... *day of* ....., *19*.....

Notary Public

Commission expires .....

DEC-1 78	CONV	90,000.00			
DEC-1 78	CONV	29,000.00			
DEC-1 78	S'TAX		B*	309.40	
DEC-1 78	PR'FEE		B*	.50	
DEC-1 78	W'DEED		B*	4.00	* 313.90

WARRANTY DEED

FROM
ALFRED B. ROLLINS, ET UX
TO
E. G. CROWLEY, SR., ET UX

Return to:
FELLER BROWN REALTY & AUCTION CO.
212 Madison St., P. O. Box 761
Madison, Tennessee 37115

F. 0 2 8 8 2

IDENTIF. REFERENCE

DEC 1 11 23 AM '78

FELIX Z. WILSON ★ REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
Greenhills Office
Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS